

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION				
NHP PROPERTIES BUSINESS TRUS C/O BEAR MOUNTAIN HEALTHCARE 32 CHESTNUT ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed							
												COMMERC.	304	3,998,300		3,998,300								
												COMM LAND	304	680,900		680,900								
SUPPLEMENTAL DATA												COMMERC.		304	54,000		54,000							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_384076_2846187						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		4,733,200		4,733,200								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
NHP PROPERTIES BUSINESS TRUST G + L CHESTNUT LLC, G + L HAMPDEN, LLC, HAMPDEN NURSING HOMES INC CHESTNUT HILL NURSING				16004		0180		06-21-2006		U	I	17,390,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				14113		0279		04-21-2004		U	I	1		1B	2022	304	3,998,600	2021	304	4,134,200	2020	304	4,134,200	
				10047		0231		10-29-1997		U	I	10,900,000		1B		304	593,800		304	593,800		304	593,800	
				07308		0274		10-31-1989		U	I	7,872,000				304	54,000		304	116,900		304	116,900	
				06776		0101		03-09-1988		U	I	400,000		1B	Total		4,646,400		Total		4,844,900		Total	
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description			Amount		Code	Description			Number		Amount		Comm Int									
Total			0.00																					
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 3,998,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 54,000 Appraised Land Value (Bldg) 680,900 Special Land Value 0 Total Appraised Parcel Value 4,733,200 Valuation Method C Total Appraised Parcel Value 4,733,200								
Nbhd		Nbhd Name			B			Tracing			Batch													
0001								304			GG													
NOTES																								
CHESTNUT HILL																								
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments		Date		Id	Type	Is	Cd	Purpose/Result		
202000739		09-30-2020		6	SIGN		750		06-30-2021		100			2 - 26.66 SQ FT SIGNS - CHE		06-30-2021		400			15	PERMIT VISIT		
266		08-01-2006		6	SIGN		1,500							2` X 5` WALL		04-20-2021		333			14	INSPECTED		
265		08-01-2006		6	SIGN		1,500							32" X 5` WALL		02-16-2007		311			15	PERMIT VISIT		
107		04-07-2006		7	REMODEL		200,000							SEE NOTES		02-16-2007		311			15	PERMIT VISIT		
10		01-10-2005		4	ADDITION		1,485,000							OC 12/2/2005		02-16-2007		311			14	INSPECTED		
364		11-18-2004		12	REROOF		149,000							NVC		02-16-2007		311			14	INSPECTED		
272		10-23-1996		MN	Manual Note		500							ALTER		02-16-2007		311			14	INSPECTED		
LAND LINE VALUATION SECTION																								
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value				
1	304	NURSING		RA	SITE	130,680		SF	3.35	0.70000	B	1.00	GG	1.000					0	2.35	307,100			
1	304	NURSING		RA	EXCESS	8.900		AC	42,000.00	1.00000	0	1.00	GG	1.000					0	42,000	373,800			
Total Card Land Units						11.90		AC	Parcel Total Land Area: 11.90						Total Land Value						680,900			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	54		NURSING HM								
Model	94		COMMERCIAL								
Grade	C		AVERAGE								
Stories	1.00		1 STORY								
Occupancy	135.00					MIXED USE					
Exterior Wall 1	7		BRICK			Code	Description			Percentage	
Exterior Wall 2						304	NURSING			100	
Roof Structure	4		FLAT					0			
Roof Cover	4		TAR+GRAVEL					0			
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION					
Interior Wall 2						RCN			7,139,802		
Interior Floor 1	14		ASPHL TILE								
Interior Floor 2	4		CARPET								
Heating Fuel	2		GAS								
Heating Type	1		FORCED H/A			Year Built			1985		
AC Percent	100					Effective Year Built			1989		
FBM Sqft						Depreciation Code			AV		
Bldg Use	304		NURSING			Remodel Rating					
Total Rooms	135					Year Remodeled					
Bedrooms	135					Depreciation %			32		
Full Baths	15					Functional Obsol					
Half Baths	70					External Obsol			12		
Extra Fixtures	12					Trend Factor			1		
#Heat Sys	1					Condition					
Frame	3		CONCRETE			Condition %					
Bath Style	A		AVERAGE			Percent Good			56		
Foundation	1		CONCRETE			Cns Sect Rcndd			3,998,300		
Partitions	T		TYPICAL			Dep % Ovr					
Wall Height	12.00					Dep Ovr Comment					
FBM Quality						Misc Imp Ovr					
Overhead Door						Misc Imp Ovr Comment					
Kitchens	1					Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
85	PAVING	L	49,198	1.61	1986	AV	55	A	1.00	43,600	
77	LITE-SIN	L	21	690.00	2006	AV	55	A	1.00	8,000	
83	SIGN	L	12	28.75	2006	GD	70	G	1.25	300	
02	SHED/FR	L	160	7.48	2019	AV	55	A	1.00	700	
02	SHED/FR	L	160	7.48	2019	AV	55	A	1.00	700	
02	SHED/FR	L	160	7.48	2019	AV	55	A	1.00	700	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
CNP	CANOPY				0	384		6.36	2,444		
FFL	1ST FLOOR				55,486	55,486		128.63	7,137,358		
Ttl Gross Liv / Lease Area					55,486	55,870			7,139,802		

CNP
(384 sf)

FFL
(55,486 sf)

